# REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE DREW TUBBS PROPERTY FILED AS ENTRY NO. 2801796 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE LOCATED 995.67 FEET NORTH 00°44'29" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 2096.45 FEET NORTH 89°18'05" WEST TO THE SOUTHEAST CORNER OF THE STUART AND AUTUMN FOWERS SUBDIVISION FILED AS ENTRY NO. 7332861 IN THE FILES OF THE WEBER COUNTY RECORDER AND 342.45 FEET NORTH 01°01'09" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 7:

RUNNING THENCE NORTH 89°34'50" WEST 389.87 FEET TO THE EAST BOUNDARY LINE OF THE DALE R. FOWERS PROPERTY FILED AS ENTRY NO. 896160; THENCE ALONG SAID FOWERS BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°49'15" EAST (NORTH BY RECORD) 108.65 FEET; AND (2) NORTH 89\*18'05" WEST (WEST BY RECORD) 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5500 WEST STREET: THENCE NORTH 00°49'15" EAST 390.10 FEET: THENCE SOUTH 89°18'15" EAST 591.58 FEET; THENCE SOUTH 01°01'09" WEST 496.88 FEET; TO THE POINT OF BEGINNING. CONTAINING 272529.09 SQUARE FEET OR 6.256 ACRES.

#### NARRATIVE

The Purpose of this Survey was to create a one lot subdivision. The survey was ordered by Joe Adair for Blair Fowers. The control used to establish the boundary lines was the Stuart and Autumn Subdivision on the east side of the subject property which fit well with existing fence lines. The M&J Homestead Subdivision on the north was used to establish the north boundary line which was in harmony with existing fence lines. The centerline monumentation on 5500 West and 4600 South was used to establish the right-of-way lines. The basis of bearing is the center section line from the calculated south quarter corner (from the witness corner 49.41' feet to the west) to the north quarter corner of section 7, T5N, R2W, SLB&M measured to bear North 00°14'22" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

#### IMPORTANT NOTICES:

MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION, SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER, LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN A DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.

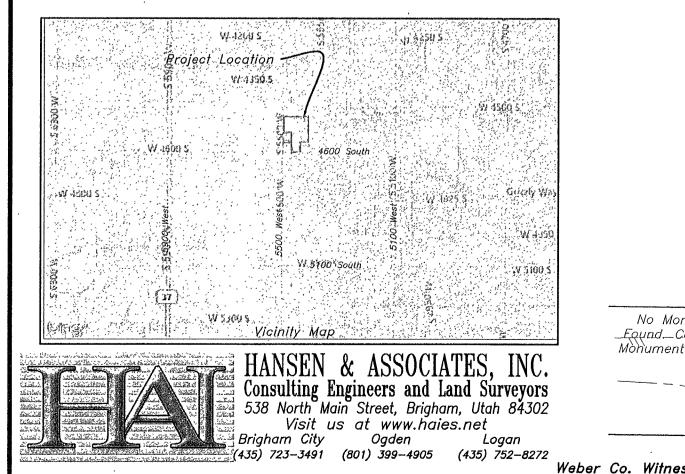
THERE IS CURRENTLY NO LAND DRAIN SERVING THIS AREA. THEREFORE, NO BASEMENT WILL BE PERMITTED ON LOT 1.

ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.

# Subdivision Boundary Line Lot Line — — Public Utility Easement (P.U.E.) ---- Private R-O-W & Access Easement -w---- Water Line Existing -s---s---- Pressure Sewer Line Existing -P--- Power Line Existing Gas Line Existing Fire Hydrant Water Meter Water Valve Sewer Manhole Power Pole Street Monument Found rebar set by others Set 5/8" by 24" Rebar With Cappens ASSOC

## Developer: Blair Fowers c/o Kristen Burrell P.O Box 20 Hooper, Ut. 84315

17-3-205 17-3-205v15.dwg 10/31/17



# Blair Fowers Subdivision

A Part of the Southeast Quarter of Section 7. Township 5 North, Range 2 West, Salt Lake Base & Meridian Hooner Weber County Utah

RTER			November 201		·		Ground.
D AS RDER		North Quarter Cor. Sec. 7, T. 5 N., R. 2 W. SLB&M Found Weber Co. Brass Cap				East Quarter Cor. Sec. 7,	Signed this 🗾 💆 d
		Monument dated 1961  Mary Homeste	end Cishel		; I	T. 5 N., R. 2 W. SLB&M Found Weber Co. Brass Cap Monument dated 2004	K. Greg Hansen P.L.S. Utah Land Surveyor Lid
TAST NTRY			<b>0@//70</b>	<b>Blake Bingham</b> 08-045-0065			·
TH BY BY	W	S 89'18'15" E		55 xxx	91.58'	341.24'	•
00 NCE	533	Fnd. Reeves Rebar 4.4' East of property corner			Fnd. Reeves Rebar 6.8 West of property corner	78	A PART OF THE SOUTH THE SALT LAKE BASE A
WEST 09	, W	2.30,					BEGINNING AT THE SOL FILED AS ENTRY NO. 7
		₹ <b>1</b>			196.88		POINT ON THE NORTH NORTH 00°44'29" EAST FEET NORTH 89°18'05"
	. 66	<b>.</b>					RUNNING THENCE NORT
4-	St	*		•			ENTRY NO. 2762477 IN BOUNDARY LINE OF SA
n P					Shawn Hadley   08-045-0009	,	00°49'15" EAST 200.00 RIGHT-OF-WAY LINE O ALONG SAID EAST RIGH
		*! 	. ·				MERLYNN FOWER PROPI COUNTY RECORDER; TH
h	W	· ·	Remainder Parcel				FOLLOWING TWO (2) CO 00°49'15" EAST 93.55 BOUNDARY LINE OF TH
•	, , , , , , , , , , , , , , , , , , ,		6.26 Acres F. Blair Fowers	•			IN THE FILES OF THE FEET ALONG SAID TUBE AUTUMN FOWERS SUBD
	<u>                                     </u>	xx	08-045-0067 Agricultural Parcel Not approved for residential developement	•			AUTUMN FOWERS SUBD 195.39 FEET; AND (2) CONTAINING 2.265 ACR
,	49'15"						CONTAINING 2.265 ACR
NGS DILS THE	N 0.4	*	. `				KNOW ALL MEN BY THE
G							DESCRIBED TRACT OF L SHOWN ON THIS PLAT DEDICATE, GRANT AND
DF .		49.15	·		xx		STRIPS AS EASEMENTS SAME TO BE USED FO SERVICE LINES AND DR
ATE	Senterlii			·	X		IN WITNESS WE HAVE
	find. Landmark Rebar 2.6' West	Fnd. Reeves Rebar 2.5 East of X property corner	Fnd. Landmark Rebar 2.1' East & 2.2' No.		xx		
	of property corner	N 89°18'05" W 200.00'	of property corner	X		Bearing	F. BLAIR FOWERS
	<b>S</b>		× E	X		Sis of 1	JENNIFER JENSEN
	<b>8</b>		7.49.15		© P®W Tubbæ ≥ 08-045-0022	B8	KRISTEN BURRELL
		Dale Fowers 08-045-0035	2			tion Lin	
			P.O.B.   S 89°34′50" E	在大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大	89.87°	SS	State of Utah County of Weber
			Fnd. Reeves Rebar 1.8' East of property corner	389.87 <b>'</b>	Fnd. Reeves Rebar 1.3' West of property corner		On thisday of_ Kristen Burrell as Join
			7.5° E		114	Scale: 1" = 50' 0 50 100	Public in and for said Owners Dedication, thr and voluntarily and fo
		Fnd. old Rebar 0.7' West & 1.0' No. of property	o o o o o o o o o o o o o o	raps	20	Scale in Feet (Data in Parentheses is Record)	
		corger89°18'05" E 200.00'	08-045-0067 Find. Reeves Rebar		0,10.1		
	47.00°	Fnd. Reeves Rebar 1.4' East of property corner	1.0' Nd. and 1.5' E of property corner	195.39'	ν x	Approved by the Hooper Water In	
		200.00' N 89°18'05" W 200.00'	Fnd. Reeves Rebar 2 265 Acres	N 89°19'42" W Fnd. Reeves Rebar 0.1' West & 0.4' So. of	Fnd. Reeves Rebar 0.3' West of property corner	Company, thisday of	
		Fnd. Reeves Rebar 2.2' East of property corner	1.0' Not and 1.2' E of property corner	property corner	<b>*</b>	By:	5-1-74:
7	S M		<b>200.</b>				
			×	Stuart & Autumn Fowe	_ II	HOOPER CITY ENGIN	
		00 Patroia and Joffery Sell 08-045-0018	0.00°	9 <b>Jase McCormid</b> 9-501-0001	224.26	this plat and it is correct in ac	
	5500	N 55 575 5675	<b>30</b>	ž		day of	<u>,</u> 2017.
	<b>3</b>		Z	.18"		Hooper City Engineer	
	14,22"	Approx. Location of 10.0' Wide Rocky Mnt. Power Easement Entry No. 2426471	Proposed 1*  Proposed 1*  Sever Lateral For Prince Integration ho  Proposed 1*  Water	Water - O C C C C C C C C C C C C C C C C C C		HOOPER CITY MAYO	P
		200.00'	10.0' P U.E. (typ)   Proposed * Water Lateral W/ * Water meler   P.O.E.		2290.48'		or this Approved
No Moi _Found_C Monument	alculated	<u>24"ø Pipe</u> IRR -	N 89°18'05" W 194	4.71' @	No Monument Found	day of, 2017 a time this subdivision was approve	t Which City Attor
	s- <del>0</del> 5-5	5	Sener Main		Street Calculated Monument Location	\$66 77.7 accepted. ↑ By:	
		₩ = - w + 1 = w = - w + 1 = w = - w + 1 = - w + 1 = - w = - w			Southeast Cor. Sec. 7, ———————————————————————————————————	Hooper City Mayor	Hooper (
Weber Co. Witnes Corner Brass Ca		North Quarter Cor. Sec. 7, T. 5 N., R. 2 W. SLB&M Calculated Position from Witness Corner to west.		×	Found Weber Co. Brass Ca Monument dated 1961	Attest: Hooper City Recorder	

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I Have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into one (1) Lot, know Hereafter as Blair Fowers Subdivision in Hooper City, Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Weber County Recorder's Office and from said Survey made by me on the

Signed this 5 day of Ortoto, 2017.

Utah Land Surveyor Licence No. 167819.

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN:

BEGINNING AT THE SOUTHWEST CORNER OF THE STUART AND AUTUMN FOWERS SUBDIVISION FILED AS ENTRY NO. 7332861 IN THE FILES OF THE WEBER COUNTY RECORDER BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4600 SOUTH STREET LOCATED 995.67 FEET NORTH 00°44'29" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 2290.48 FEET NORTH 89°18'05" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 7:

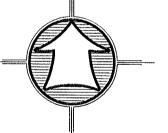
RUNNING THENCE NORTH 89°18'05" WEST 194.65 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE PATRICIA J. AND JEFFERY BELL PROPERTY FILED AS ENTRY NO. 2762477 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID BELL PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°49'15" EAST 200.00 FEET; AND (2) NORTH 89°18'05" WEST 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5500 WEST STREET; THENCE NORTH 00°49'15" EAST 47.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE DALE AND MERLYNN FOWER PROPERTY FILED AS ENTRY NO. 896160 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID FOWER PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°18'05" EAST 200.00 FEET; AND (2) NORTH 00°49'15" EAST 93.55 FEET; THENCE SOUTH 89°34'50" EAST 389.87 FEET TO THE WEST BOUNDARY LINE OF THE DREW AND KAMILLE TUBBS PROPERTY FILED AS ENTRY NO. 2801796 IN THE FILES OF THE WEBER COUNTY RECORDER: THENCE SOUTH 01°01'09" WEST 118.19 FEET ALONG SAID TUBBS PROPERTY TO THE NORTHEAST CORNER OF SAID STUART AND AUTUMN FOWERS SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID STUART AND AUTUMN FOWERS SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) NORTH 89.19'47" WEST 195.39 FEET; AND (2) SOUTH 00°40'18" WEST 224.16 FEET TO THE POINT OF BEGINNING. CONTAINING 2.265 ACRES.

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN ON THIS PLAT AND NAME SAID TRACT BLAIR FOWERS SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, WEBER COUNTY, UTAH, THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY HOOPER CITY.

	, 2017.	 .,,,,	DAT, OF	
		•		
		 **************************************		
BLAIR FOWERS				,
			•	
ENNIFER JENSEN				·····

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS



**ACKNOWLEDGMENT** 

\_\_2017, F. Blair Fowers. Jennifer Jensen and Kristen Burrell as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, the signers of the attached Owners Dedication, three in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

PER IRRIGATION COMPANY HOOPER WATER IMPROVEMENT DISTRICT

Approved by the Hooper Water Irrigation	$\gamma$
Company, thisday of	, 2017.
Ву:	

Approved by the Hooper Water Improvement District this\_\_\_\_day of\_\_\_\_\_, 2017.

Director

# PER CITY ENGINEER

BY: 6026

# PER CITY MAYOR HOOPER CITY ATTORNEY

•
Presented to the Hooper City Mayor this
day of, 2017 at which
ime this subdivision was approved and
accepted.

Approved as to form by the Hooper City Attorney this\_\_\_\_

Hooper City Attorney

WEBER COUNTY RECORDER
ENTRY NOFEE PAIDFILED FOR RECORD AND
RECORDED
IN BOOK OF OFFICIAL
RECORDS, PAGE RECORDED
FOR
OOUNTY DEADDES
COUNTY RECORDER

Notary Public

DEPUTY